

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: June 26, 2003

Reference No.: 2.1c.(4)

Action Item

From: ROBERT L. GARCIA
Chief Financial Officer

Prepared by: Ross Chittenden
Acting Program Manager
Traffic Congestion Relief Program

Ref: **TRAFFIC CONGESTION RELIEF (TCR) PROGRAM APPLICATION AMENDMENT
APPROVALS, RESOLUTION TAA-03-04, AMENDING RESOLUTIONS TA-00-02, TA-01-02,
AND TAA-03-01**

RECOMMENDATION:

The California Department of Transportation (Department) recommends that the California Transportation Commission (Commission) approve Resolution TAA-03-04 for two Traffic Congestion Relief Program application amendments. A fact sheet describing each project is attached.

- Project #152 – Pasadena ~~Blue~~ Gold Line transit-oriented mixed-use development. Amend application to update project funding plan. Original TCR application approved under Resolution TA-00-03, as amended by Resolution TA-01-02, and Resolution TAA-03-01. The City of South Pasadena is requesting this amendment.
- Project #153 – Pasadena ~~Blue~~ Gold Line utility relocation. Amend application to update project schedule and funding plan. Original TCR application approved under Resolution TA-00-03. The City of South Pasadena is requesting this amendment.

Attachments

TCR Program – Application Amendment Project #152**Los Angeles Pasadena Blue Gold Line transit-oriented mixed-use development.**

(\$ X 1,000)

Estimated Project Cost: **\$6,317** \$6,380
Total TCRP Funds Available: \$1,500
Lead Agency: City of South Pasadena

TCRP Funds covered by application: **\$0**
Phases(s) covered by application: 1,2,4
TCRP funds previously approved for #152: \$1,500
Implementing Agency: City of South Pasadena

TCRP allocation request concurrent w/application: \$692*Advance requested:* \$0*TCRP allocations to date:* \$808

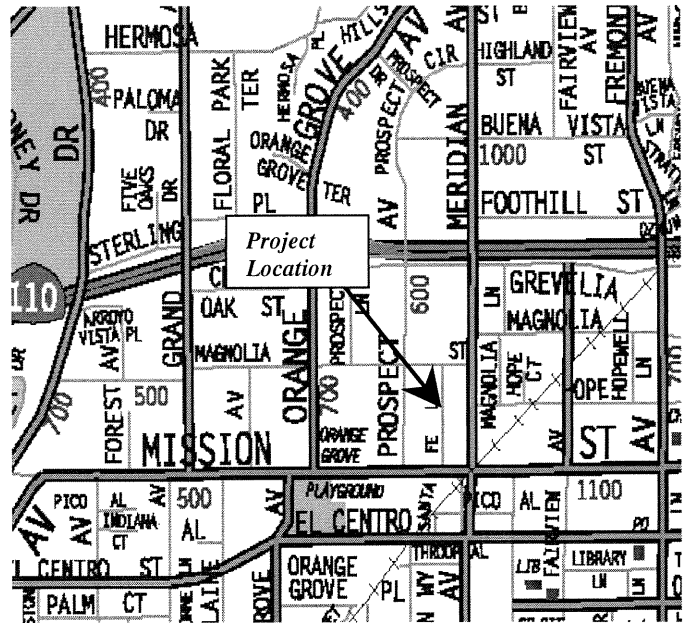
for Phase(s): 4
for Phase(s): N/A
for Phase(s): 1,2

Project Summary: The purpose of this project is to develop a public parking structure within a mixed-use development project to serve the commuters using the Los Angeles to Pasadena Gold Line.

The mixed-use project (Mission Meridian Courts) includes 142 public parking spaces for Gold Line commuters, 6000 square feet of commuter and neighborhood serving retail (food market/café, newsstand, etc.), and 67 for-sale condominiums. The condominiums will be marketed to people who will use the Gold Line to commute to work rather than their personal vehicles.

Summary of Action: This amendment updates the financial plan to reflect an overall project cost decrease.

Reason for Change: An update in the financial plan is needed to adjust contributor amounts and include the cost of the Magnolia property.

**Cost and Schedule (\$ x 1,000)**

Phase	Scope	Start	End	Cost
1	Environmental and soil reports, traffic, studies, environmental impact report, schematic parking study and permits	1/99	12/02	\$1,048
2	Preparation of project plans and specifications	1/01	5/02	\$989
3	Land Acquisition (including Magnolia Property)	2/01	2/03	\$2,239
				\$2,018
4	Construction	2/03	8/04	\$2,828
				\$3,171
Total:				\$6,317
				\$6,380

Financial Plan

Source	Type		Phase 1	Phase 2	Phase 3	Phase 4	Total
TCRP	State	Committed	\$606	\$202		\$692	\$1,500
		Proposed					
Developer	Private	Committed	\$442			\$1,069	\$1,511
		Proposed	\$383			\$1,412	\$1,795
Prop A & C & AB2766	Local	Committed			\$518		\$518
		Proposed					
CRA	Local	Committed			\$221		\$221
		Proposed					
MTA	Local	Committed			\$1,500	\$1,067	\$2,567
		Proposed					
	Totals:	Committed	\$1,048	\$202	\$2,239	\$2,828	\$6,317
		Proposed	\$989		\$2,018	\$3,171	\$6,380
		Totals:	\$1,048	\$202	\$2,239	\$2,828	\$6,317
			\$989		\$2,018	\$3,171	\$6,380

Prior TCRP Action: Original application was approved on December 6, 2000 (Resolution TA-00-03). An Amendment was approved on January 17, 2001 (Resolution TA-01-02) to redirect Phase 3 funds to Phases 1,2, and 4. A Minor Amendment was approved June 10, 2002, to update the project schedule and update the financial plan to redistribute funds other than TCRP, as well as including “committed” local funds previously reflected as “proposed.” Project delay attributed to right of way acquisition and environmental documentation taking longer than originally anticipated. A subsequent Application Amendment was approved on May 21, 2003, under Resolution TAA-03-1, to update the overall project schedule and waive the condition regarding non-tandem parking spaces set forth under Resolution TA-01-02. Additional time is needed to construct the project due to the delays in right of way acquisition to relocate the historical bungalows previously on the project site. The right of way has now been acquired (Magnolia property) and the bungalows relocated, and construction is underway.

Status of Conditions: The following condition was set forth by the CTC under Resolution TA-00-03, and reiterated in Resolution TA-01-02.

- Prior to an allocation of funds for any capital phase of the project, the City must develop a parking management plan that, among other requirements, provides for procedures to ensure that 142 single, non-tandem designated parking spaces and 30 secured bike racks are for the exclusive use of MTA Gold Line commuters, and ensure the commuter parking spaces are maintained and operated separate from residential and retail parking developed within the mixed-use site. **The CTC waived the non-tandem requirement on May 21, 2003, under Resolution TAA-03-01, but will revisit the parking management plan and tandem issues at the time of allocation.**

Discussion/Issues: Recommend Approval. Subsequent to the May 2003 CTC meeting, the following additional information was provided regarding the parking management plan: 1) Parking Easement Agreement dated June 27, 2001; and 2) Attachment 2 (Method of Financing) to the Disposition and Development Agreement dated July 18, 2002, which discusses who will pay for the operation and maintenance of the public parking component and what sources the funds will come from. Per Attachment 2 (Method of Financing), the Developer shall pay to the City \$20,000 per year for ten years as payment to assist the City with funding of the structural maintenance reserve account for the portion of the parking structure. Also per Attachment 2 (Method of Financing), City expenditures for operation and maintenance of the Gold Line parking area shall be from Proposition A and Proposition C, any revenue generated from the Gold Line parking area and other funds available to the City.

CTC reviewed the Mitigated Neg Dec and approved the project for future consideration of funding on July 18, 2002, under Resolution E-02-32.

TCRP Program – Application Amendment Project #153

Los Angeles Pasadena Blue Gold Line utility relocation.

(\$ X 1,000)

<i>Estimated Project Cost:</i>	\$782	\$1,050	<i>TCRP Funds covered by application:</i>	\$0
<i>Total TCRP Funds Available:</i>	\$550		<i>Phases(s) covered by application:</i>	4
<i>Lead Agency:</i>	City of South Pasadena		<i>TCRP funds previously approved for #153</i>	\$550
			<i>Implementing Agency:</i>	City of South Pasadena

TCRP allocation request concurrent w/application: \$550

Advance requested: \$0

TCRP funds allocated to date: \$0

for Phase(s): 4

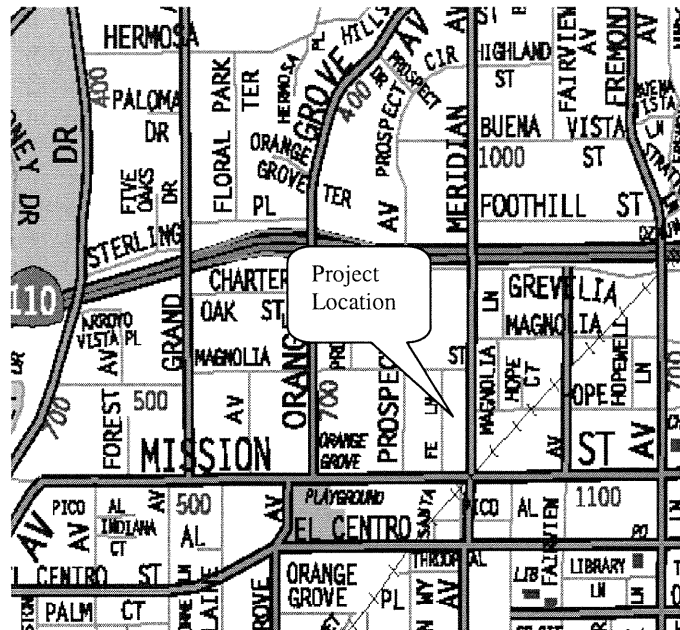
for Phase(s): N/A

for Phase(s): N/A

Project Summary:

The purpose of this project is to underground the overhead utility lines that run along the site of the future parking structure (see application for TCRP Project #152). The overhead utility lines are a major obstacle to the construction of the parking structure. The parking structure will include 142 public parking spaces for Gold Line commuters, 6000 square feet of commercial and neighborhood serving retail (food market/café, newsstand, etc.) and 67 for-sale condominiums. The condominiums will be marketed to people who will use the Gold line to commute to work rather than their personal vehicles.

Summary of Action: This amendment updates the project financial plan to change a source of local contribution and removes a total of \$218,433 (44%) of local funds from the funding plan. This amendment also updates the overall project schedule to be consistent with the schedule for related project TCRP #152 – Pasadena Gold Line Mixed-use Transit Development project.



Reason for Change: The project was delayed due to right of way acquisition associated with TCRP #152. According to the applicant agency, the funding plan for the project has decreased not because the actual cost decreased, but because a perceived City required contribution was inadvertently added into the plan. The City contribution was only intended for TCRP Project #152 - Pasadena Gold Line Mixed-use Transit Development project.

Cost and Schedule (\$ x 1,000)

Phase	Scope	Start	End	Cost
1	Community outreach, eminent domain initiated (for a small parcel, not the one being purchased), environmental review. (from Project #152)	1/99 5/00	12/02 2/02	
2	Design, development, plans, and working drawing. (From Project #152)	6/99 1/01	5/02	
3	Right of Way Acquisition	2/01	2/03 10/01	
4	Construct under grounding of overhead utility lines.	2/03 7/02	12/03 1/03	\$782 \$1,050
Total:				\$782 \$1,050

Funding Plan A (\$ x 1,000)

Source	Type		Phase 1	Phase 2	Phase 3	Phase 4	Total
TCRP	State	Committed				\$550	\$550
		Proposed					
Prop A & C	Local	Committed				\$500	\$500
		Proposed					
Developer	Private	Committed				\$232	\$232
						0	0
	Totals:	Committed				\$782	\$782
						\$1,050	\$1,050
		Totals:				\$782	\$782
						\$1,050	\$1,050

Funding Plan B (\$ x 1,000)

Source	Type		Phase 1	Phase 2	Phase 3	Phase 4	Total
TCRP	State	Committed				\$407	\$407
						\$550	\$550
Prop A & C	Local	Committed				\$500	\$500
		Proposed					
Developer	Private	Committed				\$375	\$375
						0	0
	Totals:	Committed				\$782	\$782
						\$1,050	\$1,050
		Totals:				\$782	\$782
						\$1,050	\$1,050

Prior TCRP Action: Original application was approved on December 6, 2000 (Resolution TA-00-03). A minor amendment was approved on June 10, 2002, to update the schedule to be consistent with TCRP #152. An Application Amendment to update the schedule and funding plan was requested in May 2003 but was deferred by the Commission until June 2003.

Status of Conditions: The following condition was set forth by the Commission under Resolution TA-00-03, and remains in effect: Prior to an allocation of funds, the conditions stated for Project #152 must be met.

Discussion/Issues: Department, Commission and City staff continue to discuss issues relating to the costs associated with the project. If the Commission accepts the City's "Reason for Change" the recommended action would be to approve Funding Plan A above. If the Commission does not accept the City's reason the recommended action would be to approve Funding Plan B above, which allows the State to participate in the "cost savings" achieved on the project.

CTC reviewed the Mitigated Neg Dec for the Pasadena Gold Line Mixed Use Facility and approved the project for future consideration of funding on July 18, 2002, under Resolution E-02-32.

CALIFORNIA TRANSPORTATION COMMISSION
Approval of Traffic Congestion Relief Program
Project Application Amendment

RESOLUTION TAA-03-04,
Amending Resolutions TA-00-03, TA-01-02, and TAA-03-01

- 1.1 WHEREAS the Traffic Congestion Relief Act of 2000 (herein after referred to as “statute”), which was established by Chapters 91 (AB 2928) and 656 (SB 1662) of the Statutes of 2000, establishes the Traffic Congestion Relief Program, providing \$5.39 billion for projects throughout the State of California to reduce traffic congestion, provide for safe and efficient movement of goods, and provide system connectivity; and
- 1.2 WHEREAS in accordance with Government Code Section 14556.11 the California Transportation Commission (Commission) has adopted guidelines, in consultation with the Department of Transportation (Department) and regional agencies, to implement the Traffic Congestion Relief Program (TCRP); and
- 1.3 WHEREAS the statute and guidelines require applicants to specify full and complete project applications, including scope, cost and schedule, financial plans and funding sources; and
- 1.4 WHEREAS the City of South Pasadena has submitted an amended application for TCRP Project #152 – Pasadena ~~Blue~~ **Gold** Line transit-oriented mixed-use development to revise and update the project financial plan previously approved under Resolution TA-00-03 as amended by Resolutions TA-01-02 and TAA-03-01, to reflect an overall project cost decrease; and
- 1.5 WHEREAS the City of South Pasadena has submitted an amended application for TCRP Project #153 – Pasadena ~~Blue~~ **Gold** Line utility relocation, updating project schedule and financial plan previously approved under Resolution TA-00-03, as amended by Resolution, as the City of South Pasadena has identified delays to the schedule for both TCRP #152 and TCRP #153 due to delays in right of way acquisition for two historical bungalows previously located on the project site.
- 2.1 NOW THEREFORE BE IT RESOLVED the Commission does hereby approve the following two TCRP project application amendments as submitted, with subsequent clarifications and revisions:
 - Project #152 – Pasadena ~~Blue~~ **Gold** Line transit-oriented mixed-use development. Amend application to update the funding plan.
Applicant Agency: The City of South Pasadena
Implementing Agency: The City of South Pasadena
 - Project #153 – Pasadena ~~Blue~~ **Gold** Line utility relocation. Amend application to update the project schedule and funding plan.
Applicant Agency: The City of South Pasadena
Implementing Agency: The City of South Pasadena;and

- 2.2 BE IT FURTHER RESOLVED that as stipulated in Resolution TAA-03-02 for TCRP Sub-project #152 – Pasadena ~~Blue~~ **Gold** Line that the Commission waives the tandem issue until time of allocation when the parking management plan and tandem issue shall be revisited; and
- 2.3 BE IT FURTHER RESOLVED that as stipulated in Resolution TA-00-03, conditions for TCRP Project #153 – Pasadena ~~Blue~~ **Gold** Line utility relocation, remain in effect; and
- 2.4 BE IT FURTHER RESOLVED that all applicant agencies shall provide the Commission and the Department with a progress report on April 1st and October 1st of each year on actual expenditures and status of work, until the projects have been completed; and
- 2.5 BE IT FURTHER RESOLVED that this TCRP project application approval by the Commission reserves the State funding for the projects as specified by the statute, and allows the applicant agencies to incur costs in accordance with the approved project application, statute and guidelines; and
- 2.6 BE IT FURTHER RESOLVED that CTC Resolutions TA-00-03, TA-01-02, and TAA-03-01 are hereby amended.